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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: DECEMBER 5, 2018

SUBJECT: GP18-15, Z18-29, AND S18-19: CADIZ

STRATEGIC INITIATIVE: Community Livability

To allow for diverse residential development.

REQUEST

- A. GP18-15 Cadiz: Request for Minor General Plan Amendment to change the land use classification of approx. 9.99 acres generally located south of the southeast corner of S. Greenfield and E. Germann Roads from Residential >0-1 to Residential > 3.5-5.
- B. Z18-29 Cadiz: Request to rezone approximately 9.99 acres of real property generally located south of the southeast corner of S. Greenfield and E. Germann Roads from Town of Gilbert Single Family-43 (SF-43) to Single Family-Detached (SF-D) with a Planned Area Development overlay zoning district (PAD).
- C. S18-19 Cadiz: Request for input on the Preliminary Plat and Open Space Plan for New Village Homes, for 50 home lots (Lots 1-50) on approx. 9.99 acres located south of the southeast corner of S. Greenfield and E. Germann Roads.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Bowman Consulting
Name: Nathan Larson
Address: 1295 W. Washington St, Suite 108
Tempe, AZ 85281
Phone: 480-2480-629-8830
Email: nlarson@bowmanconsulting.com

Company: Mint Properties LLC
Address: 4860 E. Baseline Rd., Suite 107
Mesa, AZ 85206
Phone: 480-848-4064

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 10, 2006</i>	Town Council approved the annexation of 664.77 acres (Ordinance No. 1853)
<i>March 6, 2007</i>	Town Council approved rezone of 170 acres of Agricultural (AG) and R-43 to SF-15, SF-6, SC, and CC zoning districts (Ordinance No. 1926).

Overview

The subject property is located south of the southeast corner of Greenfield and Germann Roads on the northern boundary of the Santan Character Area. The applicant is requesting a minor General Plan amendment, a PAD rezoning and a Preliminary Plat in order to develop a medium density single family residential community on 9.99 vacant acres, including 50 single family detached homes. The applicant is proposing two lot sizes (**100 Series:** 33'W x 82'D & **200 Series:** 55'W x 82'D) along 26' wide private streets with 20' driveways for each home.

The overall gross density of the proposed development plan is 5.0 DU/Acre. The project has been planned to include all two-story homes with attached two-car garages and an optional single level attached bonus room at the front of each property.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential>5-8 DU/Acre	Single Family-6 (SF-6)	Vacant
South	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Gilbert Christian Schools Greenfield Campus
East	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Large lot residential
West	Public Facility/ Institutional (PF/I)	Public Facility/Institutional (PF/I)	Greenfield Road then Hetchler Soccer Complex
Site	Residential >0-1	Single Family – 43 (SF-43)	Vacant

General Plan

A minor General Plan amendment from Residential > 0-1 DU/Acre to Residential > 3.5-5 DU/Acre is being requested on this site. The applicant believes that they meet the General Plan for the reasons outlined below:

The property is at the very northern edge of the Santan Character Area Plan (SCA), which refines the intent of the General Plan designations and seeks to enable the unique south Gilbert area to become a combination of rural and suburban neighborhoods that, and we quote from the SCA, “enjoy” the natural environment including wildlife and small-scale agricultural activities. Emphasis is placed on outdoor living enjoyment and the ability to live and play in a secure and safe environment. Low and medium density residential development blend with farming, trails, open space and commercial uses to make-up the character of the Santan area.”

Due to the large-scale nature of such master plans as Layton Lakes, Freeman Farms, Seville, Shamrock Estates, and Adora Trails that are now underway, the Town has been able to control the overall housing density and still maintain the SCA’s goal of an average 2-3.5 DU/Acre. The subject site is just a 10-acre infill site with Greenfield frontage, but it is in an area that functionally has already been master planned at lower densities that will allow this small infill site to be developed at a density consistent with its context. The proposed density is appropriate for several reasons.

The average density of the 160 acres of which the property is a part; which includes the Bellamy proposal, Whitewing at Germann Estates a smattering of existing acre lots (and the potential development of a small orchard); is at 2.5 DU/Acre--well within the goal of 2-3.5 DU/Acre. That average density gets even lower if the entire 640-acre section is used for the calculation.

It must be considered that Cadiz provides a very unique, high quality villa living experience that is not widely available in Gilbert. A deep landscaped setback has been incorporated along Greenfield Road which is reflective of the Santan Character Area. In addition, this subdivision of homes will feature 27% (based on gross acres) when the Town’s standard is 18%.

Santan Character Area (SCA)

Staff has concerns with how the proposal appears to conflict with the policies established in the General Plan for the Santan Character Area as listed below.

SCA GOAL 1.0 Value our Sonoran and rural agricultural roots.

- SCA.1.2 Use large-lot residential areas that integrate with the rural character as relief from more intense suburban development.

- SCA.1.3 Encourage the development of unique, low-density projects mixed with open space.
- SCA.1.4 Promote the use of rural design themes within the buffer area for residential and commercial development.
- SCA.1.5 Design aesthetically pleasing, rural-themed streetscapes.
- SCA.1.6 Encourage a variety of walls including view walls, landscaping and agricultural themed fencing, where appropriate.

SCA GOAL 2.0 Connect to each other and the surrounding community with roads, trails, bike lanes, and pedestrian paths in a safe and efficient manner.

- SCA.2.1 Connect developments with a greenbelt buffer that includes multi-use trails.

Rezoning

New Village Homes is requesting a rezoning from Single Family-43 (SF-43) to Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay for the subject site. The applicant selected the SF-D zoning category because it allows smaller sized lots while maintaining a housing product that consists of individually owned units.

Project Data Table (modifications are in Bold)

Site Development Regulations	Required per LDC (SF-D)	Proposed
Minimum Lot Area (sq. ft. per DU)	3,000 sq.ft.	2,680 sq.ft.
Maximum Height (ft.)/Stories	36/3	36/3
Minimum Building Setbacks (ft.)		
Front	10'	5'
Rear	10'	5'
Maximum Lot Coverage (%)		
One Story	60%	65%
Two/Three Story	50%	65%

Minimum Lot Area

According to the applicant, the proposed housing product should be considered a detached townhome. The applicant suggests the lot size is appropriate for an innovative residential infill project that fulfills the higher end of the General Plan density range.

Maximum Lot Coverage

In SF-D zoning districts, the LDC provides a maximum lot coverage amount of 60% for one story and 50% for two story homes. The applicant proposes to increase the lot coverage for both one and two story homes to 65%. According to the applicant, each proposed home will cover the majority of the lot in order to provide the private livable outdoor space in the side yard area. The applicant has stated that 65% lot coverage is only needed for homes that will have the optional accessory structure at the front of the lot, and that lots without the accessory structure will have lot coverage of about 56%. The applicant asserts that approximately half of the proposed homes will have the accessory structure, which creates varied front architecture and building massing for the streetscape. If the accessory structure is not selected, the front patio will be enclosed into a courtyard.

Front Yard Setback

According to the applicant, the front setback is proposed at 3' to allow for the optional accessory structure at the front of the lot. The 3' setback will allow for visibility as cars back out of the driveway. The front setback to the garage will be a minimum of 20' measured from the property line to the face of the garage.

Rear Yard Setback

According to the applicant, the rear setback is proposed to be minimized to 5' so that the private, livable open space for each home can alternatively be focused within the side yard of each lot.

Staff has concerns with how this proposed rezoning does not provide a transition to the surrounding land uses. A pedestrian corridor/landscape area was initially proposed to surround the entire development but has since been rescinded by the applicant.

Pre-Plat Summary

The proposed un-gated development will consist of 50 single-family lots with two lot sizes (**100 Series:** 33'W x 82'D & **200 Series:** 55'W x 82'D) along 26' wide private streets with 20' driveways for each home.

The primary entrance to the subdivision will be off of Greenfield Road with a secondary access point off of Superstition Drive to the north. This project will be completely separate from the adjacent residential developments with no vehicular or pedestrian connections. The overall open space percentage for the subdivision is approximately 27% (2.7 acres) with one (1) primary active open space/amenity area containing a pool and a play structure for children. The total amount of guest parking required is 35 spaces and there are currently 52 guest spaces with an additional 2 enclosed spaces provided per home. The applicant proposes a minimum 20' landscape buffer between the development and the property line on the all sides of the community. The development is proposed to be built in one phase.

PUBLIC NOTIFICATION AND INPUT

The applicant held a neighborhood meeting August 7, 2018 with approximately six neighbors attending. The following is a summation of the key points brought up at the meeting:

- Plans for Superstition Drive improvements and possible utility location in the ROW;
- Neighbor was not pleased with the proposed number of homes, privacy, and potential crime increase.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Staff requests Planning Commission input;
- B. Staff requests Planning Commission input; and
- C. Staff requests Planning Commission input

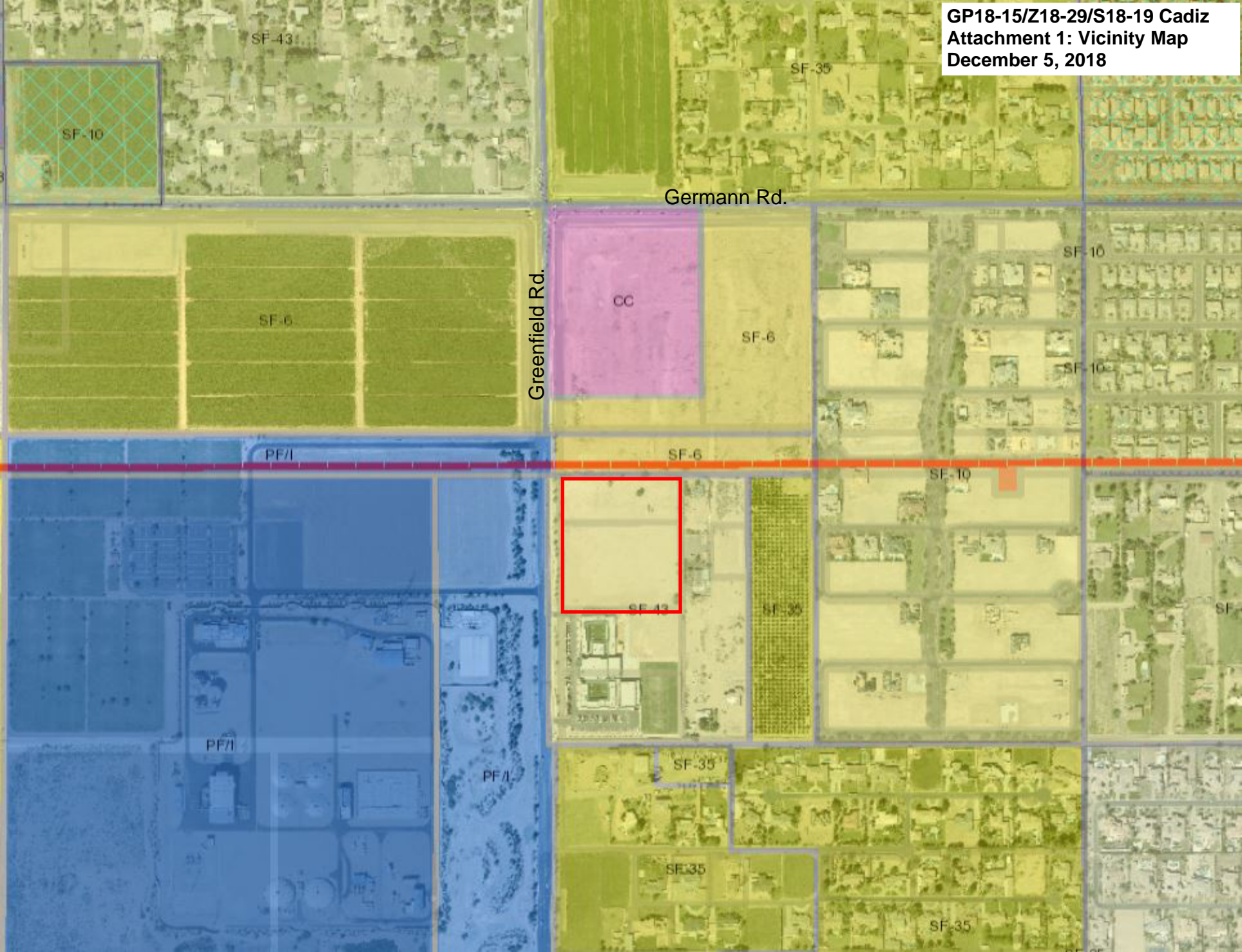
Respectfully submitted,

A handwritten signature in black ink that reads "Joshua Rogers". The signature is written in a cursive, flowing style.

Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Vicinity Map
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Pre-Plat
- 6) Landscape/Open Space Plan
- 7) Entry & Amenity Plan
- 8) Master Wall Plan
- 9) Entry and Theme Wall Elevations
- 10) Parking & Trash Plan
- 11) Private Drive Exhibit
- 12) Developer Response to Neighborhood Meeting Comments



CITY OF MESA
APN 304-58-014G
PUBLIC FACILITY/INSTITUTIONAL
(PF/I)

GREENFIELD ROAD

EX.65'

R/W

ZINKE 40 LLC
APN 304-59-002C
RESIDENTIAL > 5-8 du/ac

SUPERSTITION DRIVE

MINT PROPERTIES LLC
APN 304-59-979, 980, 010X
EXISTING LAND USE:
RESIDENTIAL > 0-1 du/ac

PROPOSED LAND USE:
RESIDENTIAL > 3.5-5 du/ac

GILBERT CHRISTIAN SCHOOLS INC
APN 304-70-986
RESIDENTIAL > 0-1 du/ac

LOPEZ JOHN/GINA
APN 304-59-011K
RESIDENTIAL > 0-1 du/ac

161ST STREET

BRICE II JAMES A
APN 304-59-011M
RESIDENTIAL > 0-1 du/ac

LOPEZ DELORES M
APN 304-59-011H
RESIDENTIAL > 0-1 du/ac

GREENFIELD ROAD

GERMANN ROAD

HIGLEY ROAD

QUEEN CREEK ROAD

VICINITY MAP
N.T.S.

GRAPHIC SCALE
1" = 100'

SITE DATA

APN'S	304-59-979
	304-59-980
	304-59-010X
AREA	9.99 ac (gross)
	8.66 ac (net)
GENERAL PLAN LAND USE CATEGORY	
EXISTING	RESIDENTIAL > 0-1 du/ac
PROPOSED	RESIDENTIAL > 3.5-5 du/ac

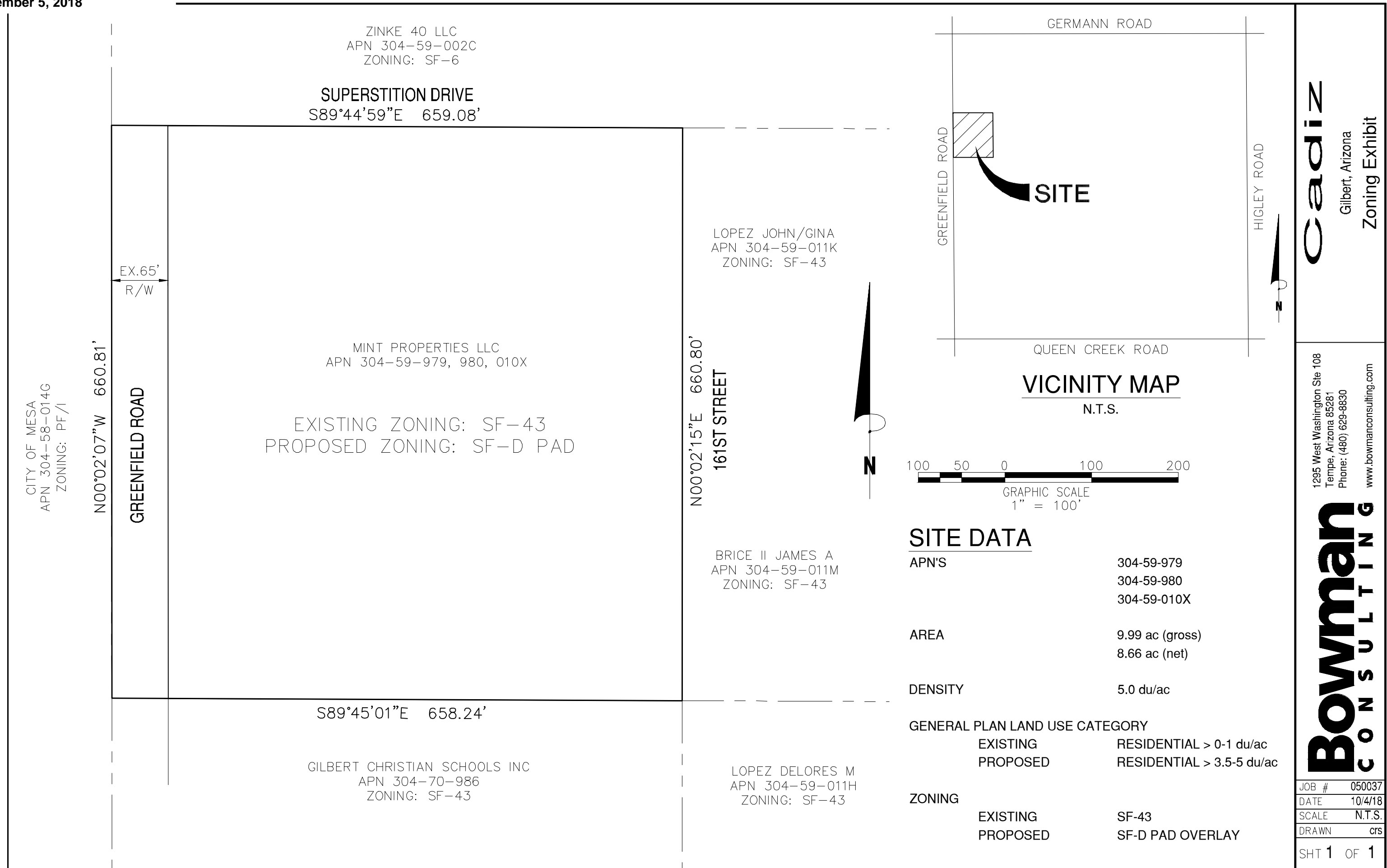
Cadiz
Gilbert, Arizona
General Plan Exhibit

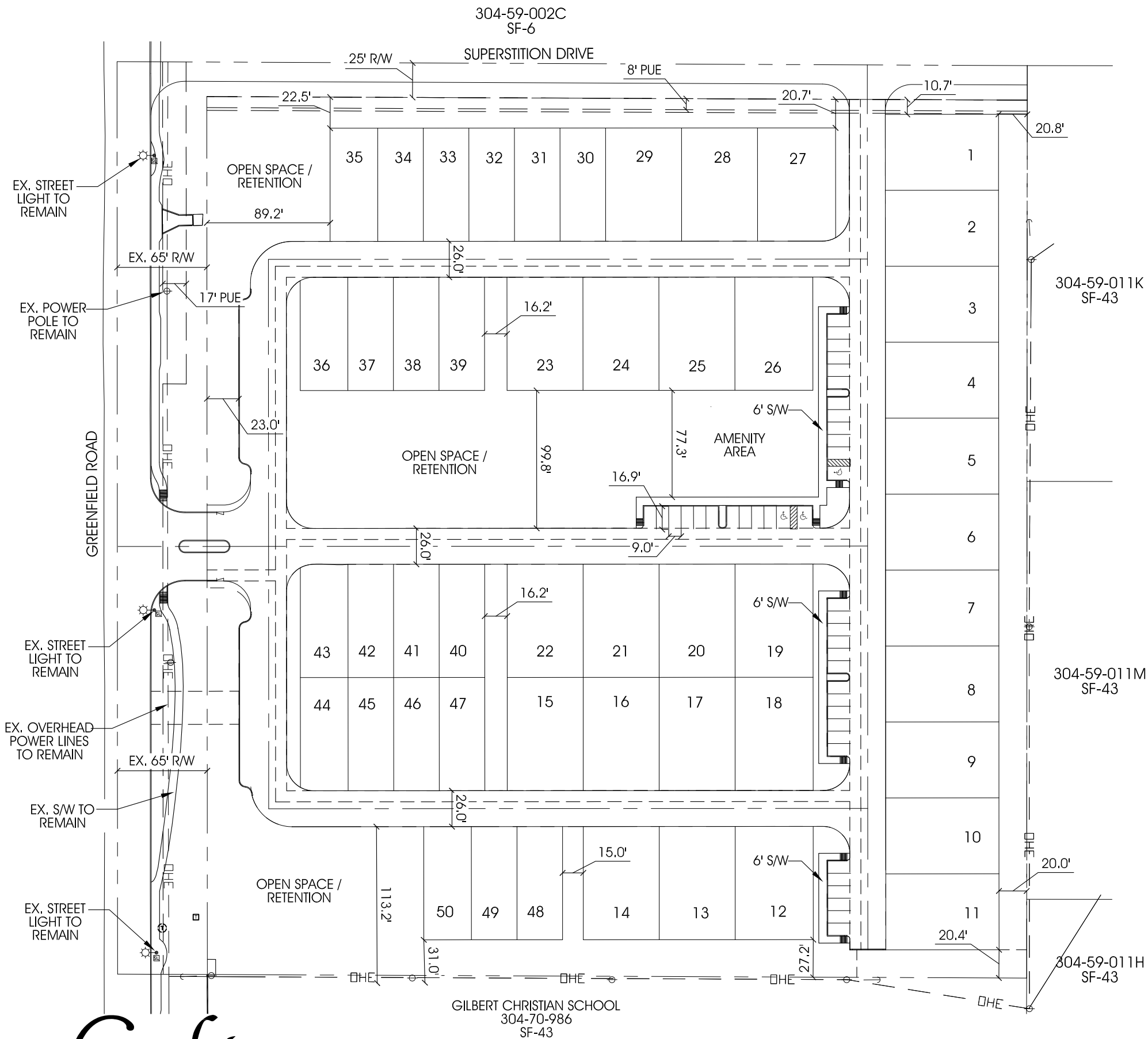
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman CONSULTING

JOB #	050037
DATE	10/3/18
SCALE	N.T.S.
DRAWN	crs

SHT 1 OF 1





Cadiz
GILBERT, ARIZONA

GP18-15/Z18-29/S18-19 Cadiz
Attachment 4: Development Plan
December 5, 2018

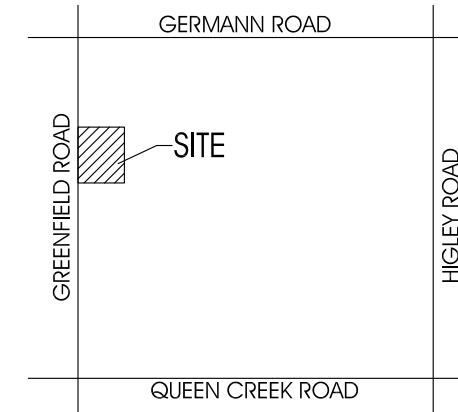


New Village Homes
Cottage Communities



PRELIMINARY DEVELOPMENT PLAN
0' 80' 160'
NORTH
1"=80'
10.1.18
PRELIMINARY - NOT FOR CONSTRUCTION

VICINITY MAP



PROJECT TEAM

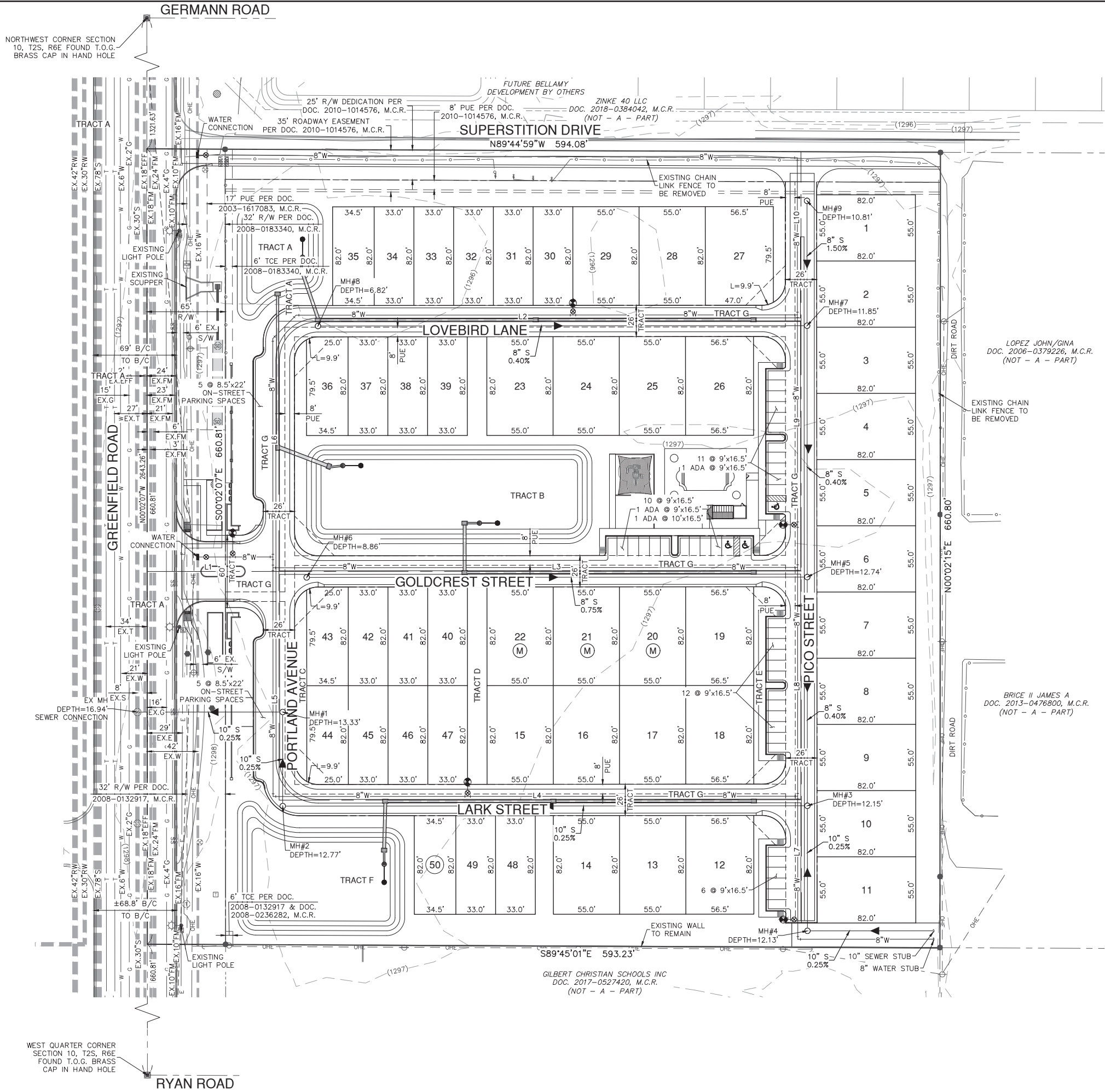
DEVELOPER NEW VILLAGE HOMES 890 W. ELLIOT RD. SUITE 104 GILBERT, AZ 85233 REED PORTER PH. 602.692.5369	CIVIL ENGINEER BOWMAN CONSULTING 1295 W. WASHINGTON ST. SUITE 108 TEMPE, AZ 85281 TROY PETERSON PH. 480.559.8355	LANDSCAPE ARCHITECT F2 GROUP PO BOX 11157 CHANDLER, AZ 85248 MATT FRANKLIN PH. 480.752.0717
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SITE DATA

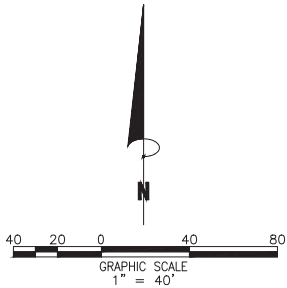
APN'S	304-59-979 304-59-980 304-59-010x	ZONING (EXISTING) ZONING (PROPOSED) UNITS	SF-43 SF-D PAD OVERLAY 50
GROSS AREA	9.99 AC.	DENSITY (GROSS)	5.0 DU/AC
NET AREA	8.66 AC.		
OPEN SPACE	2.72 AC.		

DEVELOPMENT STANDARDS TABLE

STANDARDS	SF-D	CADIZ PAD
MINIMUM LOT AREA	3,000	2,680 (100 SERIES) 4,585 (200 SERIES)
MINIMUM LOT DIMENSIONS (FT.)		
WIDTH	N/A	33 (100 SERIES); 55 (200 SERIES)
DEPTH	N/A	82 (100 AND 200 SERIES)
MAXIMUM HEIGHT (FT.) / STORIES	36/3	30/2 (100 AND 200 SERIES)
MINIMUM BUILDING SETBACKS (FT.)		
FRONT	10	5' (100 AND 200 SERIES) 0 AND 0 ONLY FOR DEPTH OF THE BONUS ROOM OPTION (100 SERIES) 0 AND 5 WITHOUT BONUS ROOM (100 SERIES) 0 AND 5 (200 SERIES)
SIDE	0 OR 5	
REAR	10	5'
MAXIMUM LOT COVERAGE (%)		
SINGLE STORY	60%	65% (200 SERIES) 65% WITH BONUS ROOM (100 SERIES) 56% WITHOUT BONUS ROOM (100 SERIES) 56% WITH BONUS ROOM (200 SERIES) 50% WITHOUT BONUS ROOM (200 SERIES)
MAXIMUM LOT COVERAGE (%)	50%	
TWO STORY		
PARKING	REQUIRED	PROVIDED
ENCLOSED SPACES PER UNIT	100	100
DRIVEWAY	0	100
GUEST SPACES AT 0.5 PER UNIT	25	52
AMENITY SPACES	6	12
TOTAL	131	264




CENTERLINE DATA		
LINE #	BEARING	DISTANCE
L1	N89°57'53"E	109.00'
L2	N89°57'53"E	433.73'
L3	N89°57'53"E	433.73'
L4	N89°57'53"E	433.73'
L5	N0°02'07"W	190.00'
L6	N0°02'07"W	207.85'
L7	N0°02'07"W	102.42'
L8	N0°02'07"W	190.00'
L9	N0°02'07"W	207.85'
L10	N0°02'07"W	140.60'



Bowman
CONSULTING

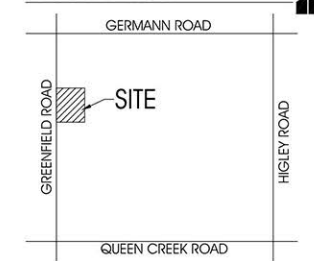
Bowman Consulting Group, Ltd.
1295 West Washington, Ste 118
Tempe, Arizona 85281
Phone: (480) 625-8830
www.bowmanconsulting.com
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PRELIMINARY PLAT
CADIZ
MARICOPA COUNTY
GILBERT, ARIZONA

PROJECT NUMBER		
		
22888 JOHN J. GRAY		
State of Arizona U.S.A. Expires 12/31/2020		
PLAN STATUS		



VICINITY MAP



SITE DATA

APN'S	304-59-979 304-59-980 304-59-010x
GROSS AREA	9.99 AC.
NET AREA	8.66 AC.
OPEN SPACE	2.72 AC.
ZONING (EXISTING)	SF-43
ZONING (PROPOSED)	SF-D PAD OVERLAY
UNITS	50
DENSITY (GROSS)	5.0 DU/AC

CONCEPTUAL PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED QTY.
TREES			
ACACIA SMALLII SWEET ACACIA	24" BOX	7	
CERCIUM PRACOX PALO BREA	24" BOX	7	
LAGERSTROEMIA INDICA NATCHEZ NATCHEZ CRAPE MYRTLE	24" BOX	5	
NERIUM OLEANDER OLEANDER TREE STD.	24" BOX	28	
OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	6	
PHOENIX DACTYLIFERA DATE PALM	16' HT.	14	
PISTACHIA X RED PUSH RED PUSH PISTACHE	24" BOX	30	
PROSOPIS HYBRID 'PHOENIX' THORNLESS HYBRID MESQUITE	24" BOX	13	
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	15	
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX	50	
SHRUBS			
BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	35	
CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	130	
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL.	243	
MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	5 GAL.	30	
NERIUM OLEANDER PETITE PINK	5 GAL.	65	
RUPELLIA BRITTONIANA BLUE RUELLIA	5 GAL.	61	
RUPELLIA PENINSULARIS DESERT RUELLIA	5 GAL.	133	
SALVIA GREGGII AUTUMN SAGE	5 GAL.	12	
SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 GAL.	46	
TECOMA x 'LYDIA' LYDIA	5 GAL.	90	
TECOMA x 'BELLS OF FIRE' BELLS OF FIRE	5 GAL.	30	
TECOMA x 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	57	
ACCENTS			
HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS - CRISMON YUCCA	5 GAL.	52	
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	10	
HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	63	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	128	
GROUNDCOVERS			
ACACIA REDOLENS 'LOW BOY' TRAILING ACACIA	1 GAL.	22	
EREMOPHILA PROSTRATA OUTBACK SUNRISE	1 GAL.	182	
LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	1 GAL.	71	
LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.	59	
LANTANA MONTEVIDENSIS YELLOW TRAILING LANTANA	1 GAL.	347	
LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	394	
ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	34	
VINES			
BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5 GAL.	6	
MATERIAL			
DECOMPOSED GRANITE 'EXPRESS BROWN'	3/4" MINUS 2" DEPTH		
CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS	15,016 SQ. FT. (9.5% OF TOTAL LS AREA)		
6X6 CONCRETE HEADER			
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION			

GENERAL NOTES

1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
5. LANDSCAPE AND STRUCTURES WITHIN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0".
6. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE TOWN OF GILBERT.
7. AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
8. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
9. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
10. PLANT TYPES AND QUANTITIES WILL CONFORM TO THE TOWN OF GILBERT LANDSCAPE GUIDELINES.

PRELIMINARY LANDSCAPE/OPEN SPACE PLAN



1 ENTRY CONCEPT
PERSPECTIVE



AMENITY AREA

QTY.	DESCRIPTION
1	COMMUNITY POOL
1	POOL CABANA W/ RESTROOMS (BY OTHERS)
1	PLAY STRUCTURE MANUF: LANDSCAPE STRUCTURES MODEL: DESIGN 5792 COLOR: NATURAL
2	BENCH MANUF: ANOVA SITE FURNISHINGS MODEL: L1 369 COLOR: BRONZE
1	SHADE CANOPY MANUF: SHADE N NET MODEL: 4 POST HIP COLOR: CEDAR FABRIC, BEIGE POSTS
1	TRASH RECEPTACLE MANUF: ANOVA SITE FURNISHINGS MODEL: L1 397 COLOR: BRONZE
1	BIKE RACK MANUF: PW ATHLETIC MODEL: 1602-05 COLOR: IVORY

1"=20'-0"

2 AMENITY AREA
PLAN VIEW



3 ENTRY PLAN
PLAN VIEW

1"=20'

Cadiz
GILBERT, ARIZONA

GP18-15/Z18-29/S18-19 Cadiz
Attachment 7: Entry and Amenity Plan
December 5, 2018



New Village Homes
Cottage Communities



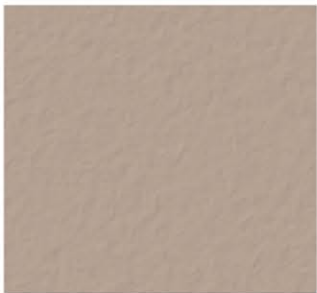
PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY ENTRY / AMENITY PLAN

PROJECT MATERIALS / COLORS



PAVERS
BELGARD - CAMBRIDGE COBBLE
DESERT BLEND COLOR



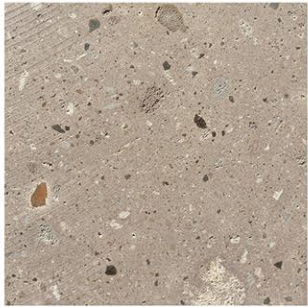
COLORLED CONCRETE
DAVIS COLORS - RUSTIC BROWN



VIEW FENCE / WROUGHT IRON
DUNN EDWARDS - BLACK BEAN



STUCCO - ENTRY MONUMENT / THEME WALLS
DUNN EDWARDS - VANILLA SHAKE



CANTERA STONE
COLOR - CAFE 1

PROJECT AMENITIES



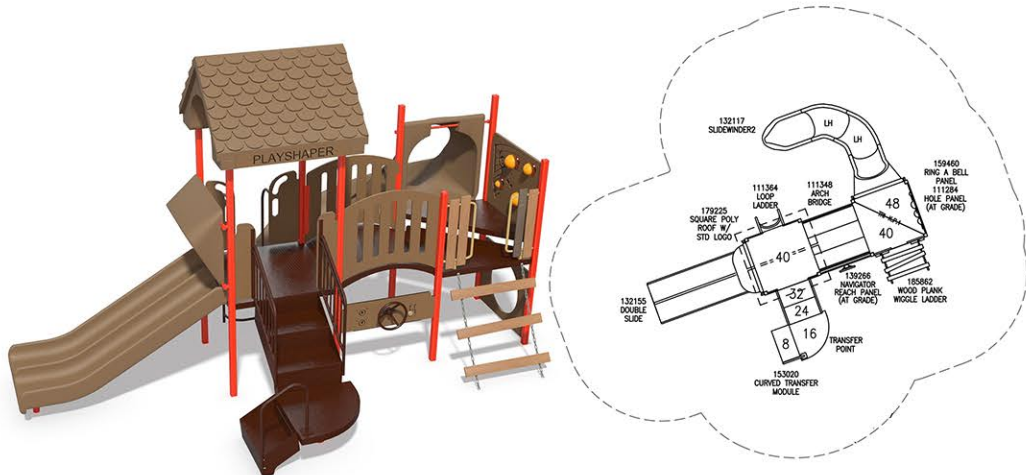
BENCH
ANOVA SITE FURNISHINGS - L1369 BRONZE



TRASH RECEPTACLE
ANOVA SITE FURNISHINGS - L1397 BRONZE



BIKE RACK
PW ATHLETIC - 1602-05 IVORY



PLAY STRUCTURE
LANDSCAPE STRUCTURES
DESIGN - 5792 NATURAL COLOR



SHADE CANOPY
SHADE N NET
4 POST HIP - CEDAR FABRIC / BEIGE POSTS



TROPITONE CABANA CLUB ALUMINUM CHAISE LOUNGE
FRAME MOCHA / SLING CATAMARAN

Cadiz
GILBERT, ARIZONA

PRELIMINARY MATERIALS & COLORS



New Village Homes
Cottage Communities



10.1.18



PRELIMINARY - NOT FOR CONSTRUCTION

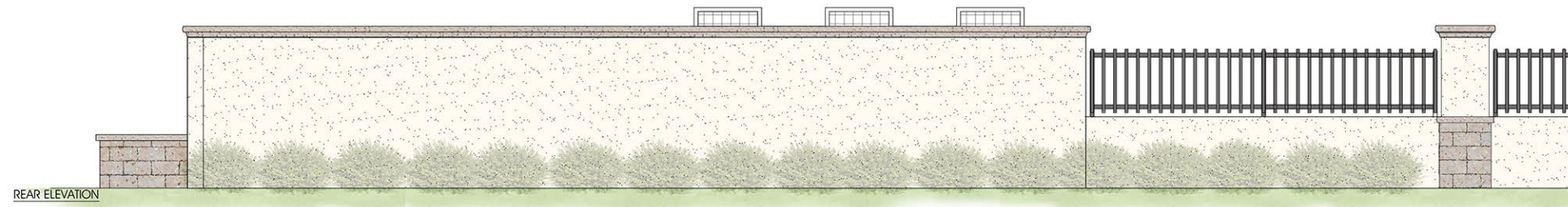


Cadiz
GILBERT, ARIZONA

GP18-15/Z18-29/S18-19 Cadiz
Attachment 8: Master Wall Plan
December 5, 2018

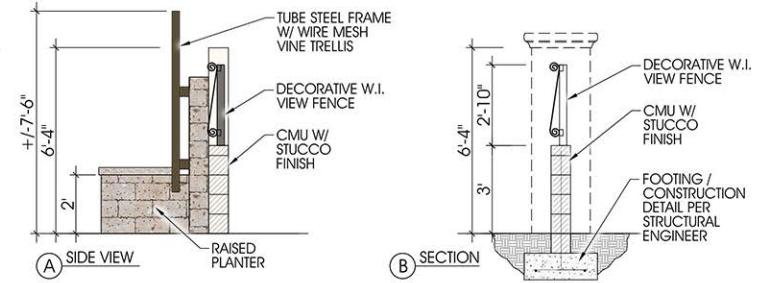


FRONT ELEVATION



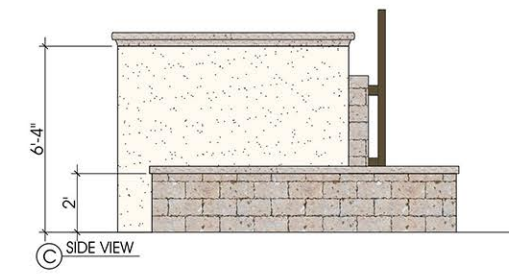
REAR ELEVATION

1 PRIMARY ENTRY MONUMENT

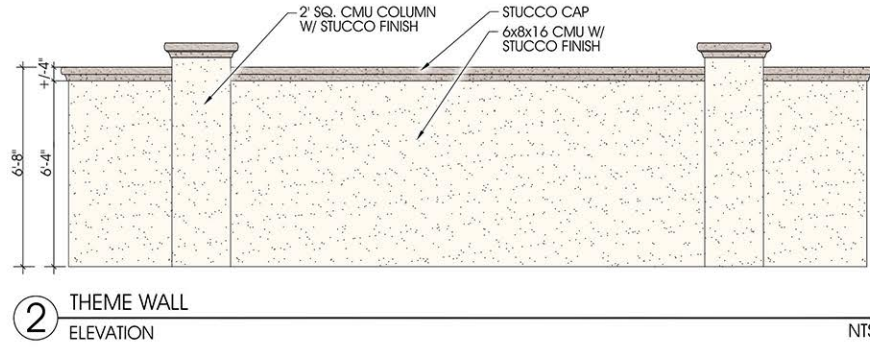


A SIDE VIEW

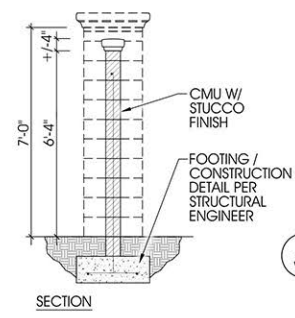
B SECTION



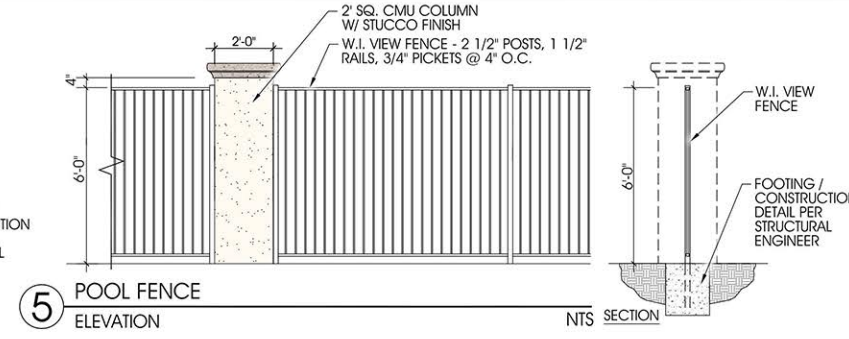
C SIDE VIEW



2 THEME WALL ELEVATION

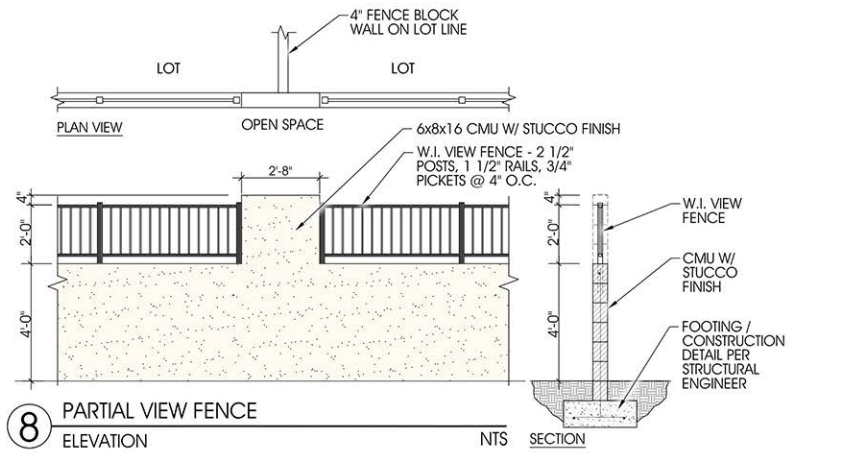


SECTION



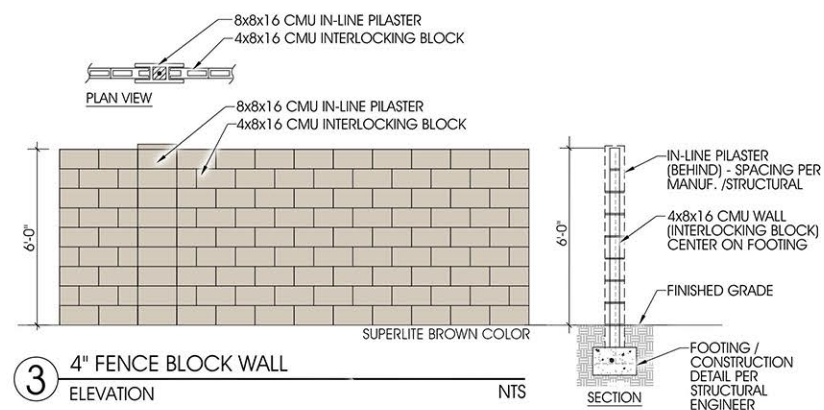
5 POOL FENCE ELEVATION

NTS SECTION



8 PARTIAL VIEW FENCE ELEVATION

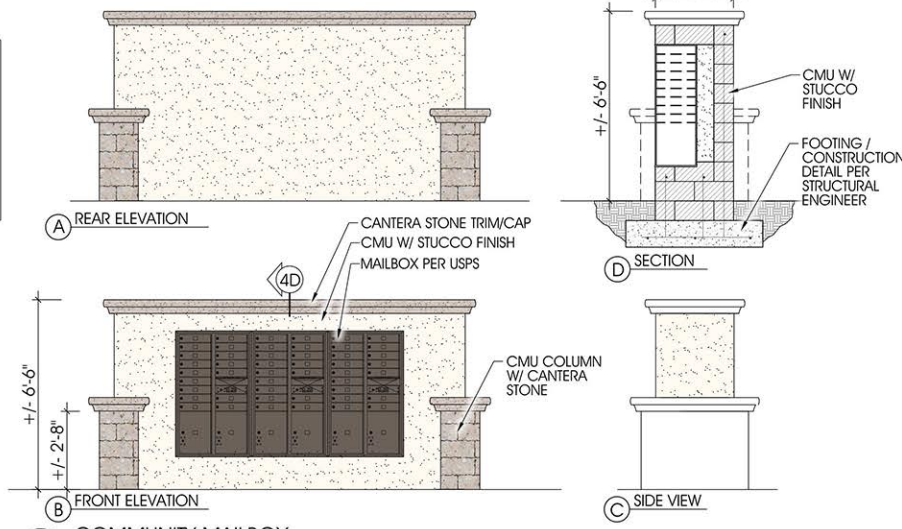
NTS SECTION



3 4" FENCE BLOCK WALL ELEVATION

NTS SECTION

ENTRY/THEME WALL COLORS	
CMU W/ STUCCO FINISH	COLOR - DUNN EDWARDS VANILLA SHAKE
STUCCO TRIM / CAP	COLOR - DUNN EDWARDS SAND DOLLAR
CANTERA STONE TRIM / CAP	COLOR - CAFE 1
W.I. / VIEW FENCE	COLOR - DUNN EDWARDS BLACK BEAN

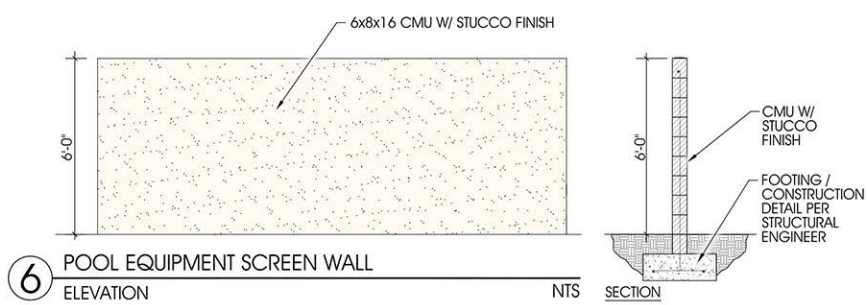


A REAR ELEVATION

B FRONT ELEVATION

4 COMMUNITY MAILBOX

D SECTION



6 POOL EQUIPMENT SCREEN WALL ELEVATION

NTS SECTION

Cadiz
GILBERT, ARIZONA

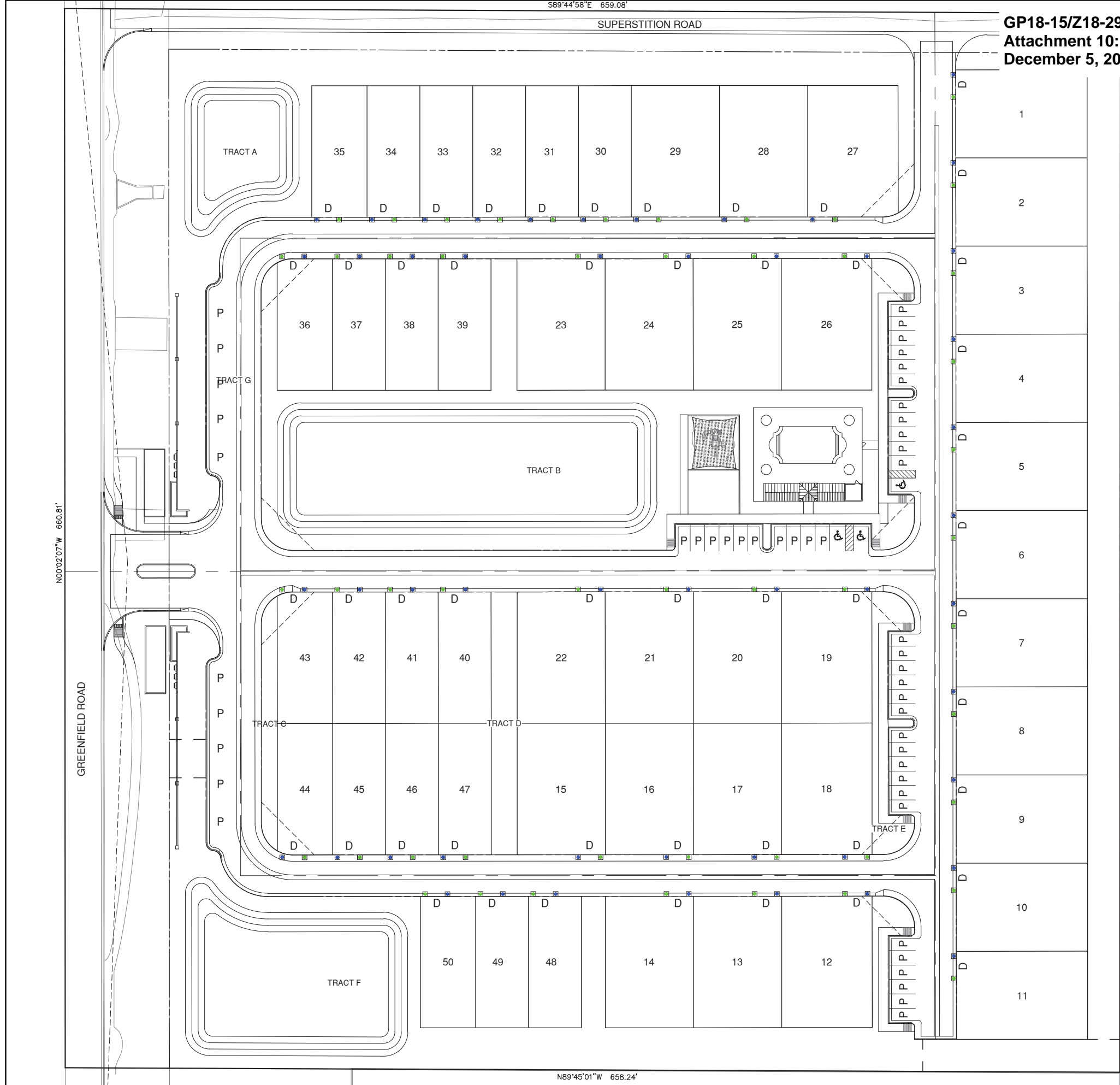
GP18-15/Z18-29/S18-19 Cadiz
Attachment 9: Entry and Theme Wall
Elevations
December 5, 2018



New Village Homes
Cottage Communities



PRELIMINARY ENTRY / THEME WALL ELEVATIONS
0' 20' 40' 80' NORTH 1"=40' 10.1.18
PRELIMINARY - NOT FOR CONSTRUCTION



GP18-15/Z18-29/S18-19 Cadiz
Attachment 10: Parking & Trash Plan
December 5, 2018

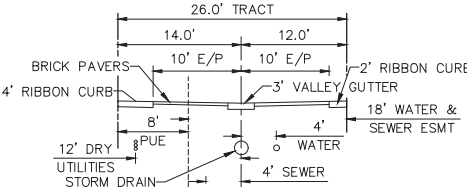
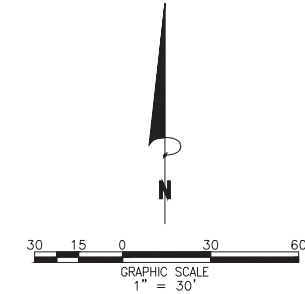
SITE DATA

NET AREA:	8.66 ac
TOTAL LOTS:	50
LOT SIZE:	33' x 82' 55' x 82'
OPEN SPACE:	2.72 ac
PARKING CALCULATIONS:	
0.25 guest * 29 (large lot)	7.25
1 * 21 (small lot)	21
ACTIVE AMENITY	6
TOTAL	35
PARKING PROVIDED:	
STANDARD	49
ADA VAN ACCESSABLE	1
ADA ACCESSABLE	2
TOTAL	52

LEGEND

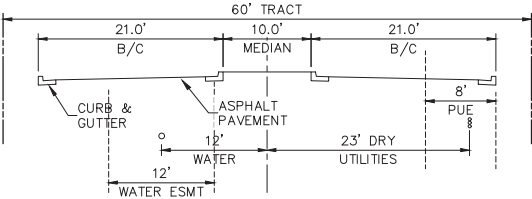
PARKING SPACE	P
DRIVEWAY LOCATION	D
TRASH & RECYCLE CONTAINERS	■

NOTE
TRASH COLLECTION LOCATIONS WILL PROVIDE
A MINIMUM CAN SEPARATION OF 3'



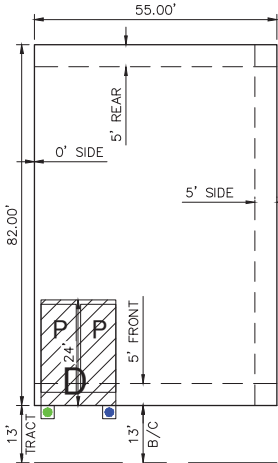
PRIVATE DRIVE SECTION

NO ON-STREET PARKING
N.T.S.



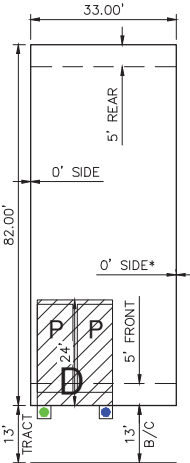
ENTRY PRIVATE DRIVE SECTION

NO ON-STREET PARKING
N.T.S.



TYPICAL LOT

(55'x82' LOTS)
N.T.S.



TYPICAL LOT

(33'x82' LOTS)
N.T.S.

Bowman
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PARKING & TRASH/RECYCLE LOCATION EXHIBIT

CADIZ

MARICOPA COUNTY

GILBERT, ARIZONA

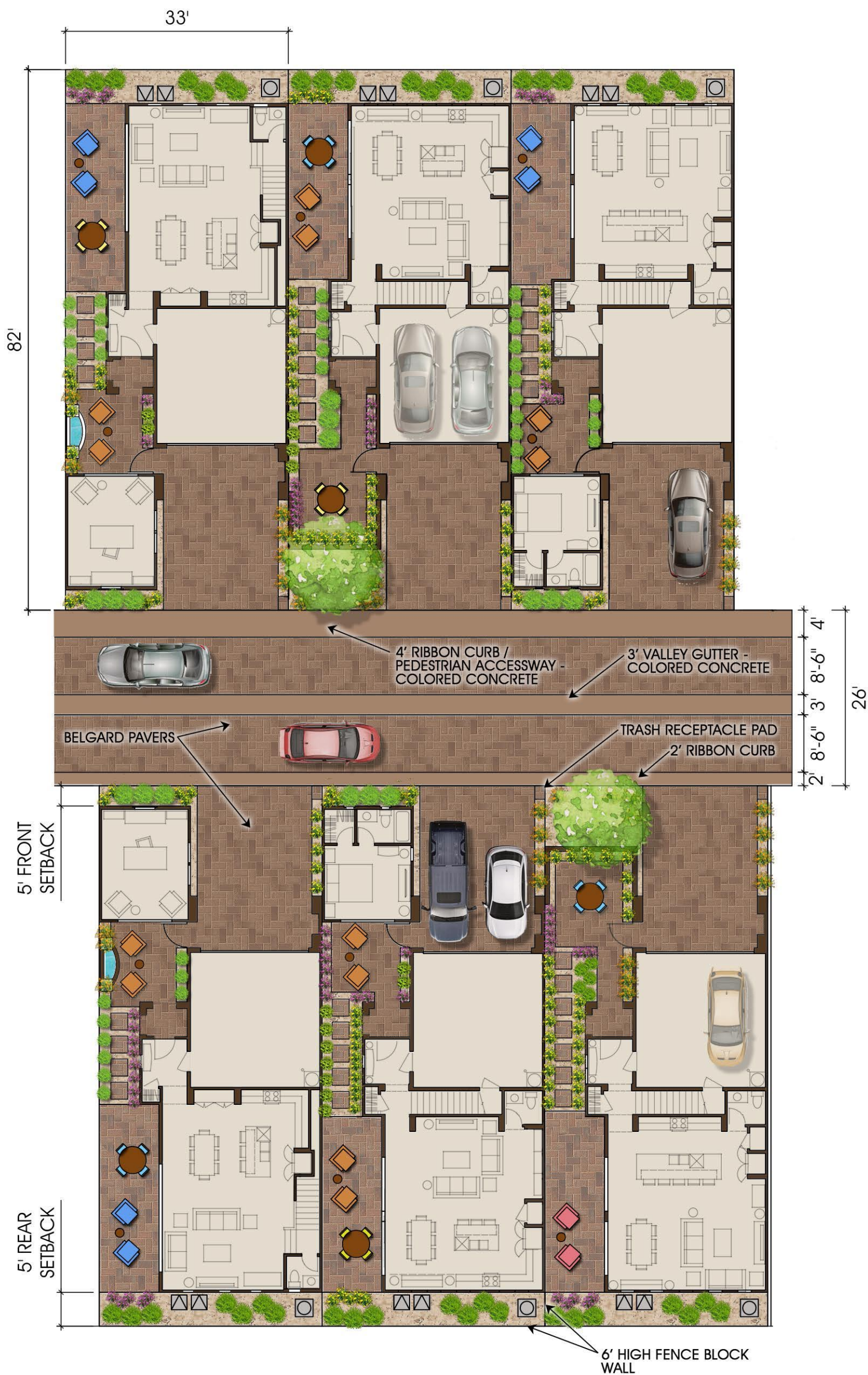
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
SKF DESIGN	CRS DRAWN CHKD
SCALE	H: 1" = 30' V: NONE
JOB No.	050037-01-001
DATE	9/24/18

EX01

SHEET 1 OF 1



PRIVATE DRIVE EXHIBIT

Cadiz
GILBERT, ARIZONA



New Village Homes
Cottage Communities

Notice of Neighborhood Meeting

July 27, 2018

Dear Neighbor:

You are cordially invited to a neighborhood meeting regarding a proposed General Plan Amendment / Rezoning in your area.

The property is approximately 10.0 acres located at the southeast corner of Greenfield Road and Superstition Drive (see attached map). Our request will be for the Town of Gilbert to amend the General Plan from the current land use classification of Residential>0-1 du/ac to Residential>3.5-5 du/ac and to rezone the property from the current zoning classification of Single Family – 43 (SF-43) to Single Family – Detached (SF-D) PAD, which would allow for residential development. The applicant is seeking to modify the development standards by requesting a reduction in the minimum lot area as well as in the front, rear, and side building setbacks. Additionally, the applicant is seeking to increase the maximum lot coverage and to reduce the covered patio requirements.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed changes and answer any questions you may have. If we elect to proceed with our application, there will be future public hearings before the Town of Gilbert Planning Commission and Town Council and you will be notified of those hearings.

The neighborhood meeting will be held:

Tuesday, August 7, 2018
6:00 pm
Gilbert Christian Schools, Room #214
4341 S. Greenfield Road
Gilbert, AZ 85297

If you have any questions regarding this Pre-Application Neighborhood Meeting, please contact Nathan Larson at Bowman Consulting Group, 480-629-8830.

Respectfully submitted,
Bowman Consulting Group



Nathan Larson
Project Manager

Attachment: Project site map

**“CADIZ”
SEC CORNER OF GREENFIELD RD./SUPERSTITION DR.
NEW VILLAGE HOMES
NEIGHBORHOOD MEETING MINUTES
8.7.18**

Location and Time

The neighborhood meeting was held in Gilbert Christian School Room 214 at 6:00 p.m. to approximately 7:00 p.m. on August 7, 2018.

Attendees

The sign-in sheet is attached. In addition to the names listed, Scott Ward also attended as the real estate broker. Mr. Ward’s cell phone number is 602.377.6553, and his email address is warddevelopment@yahoo.com.

Meeting Notes

Reed Porter presented an overall description of the proposed New Village Homes “Cadiz” project. The property is planned for 50 homes, comprised of two New Village Homes product lines.

The New Village Homes 200 Series homes are planned on a total of 29 lots that are 55’ x 82’. These lots are the larger of the two product lines, and have been located in the eastern portion of the project. The 200 series includes three single-story plans ranging in size from 2,234 to 2,302 square feet, and one two-story plan that is 3,518 square feet. Average anticipated pricing is in the \$460,000 range.

The New Village Homes 100 series homes are planned on a total of 21 lots that are 33’ x 82’. The smaller lots have been located in the western portion of the project, to provide a transition from Greenfield Rd. The 100 series plans are all two-story, with a size range of 1,946 to 2,149 square feet without the bonus room option, and 2,178 to 2,381 square feet with the bonus room. Anticipated average pricing is in the \$360,000 range.

In addition to the proposed product lines, Reed Porter discussed the community design, which includes landscaping buffers along the eastern and southern boundaries. These landscaped areas will be designed to include areas with screening trees, desert landscaping and a sidewalk path and low-level bollard type security lighting. The intent is to provide usable open space and encourage pedestrian activity.

Reed Porter also discussed improvements to Superstition Dr. It was his understanding that Lennar will be constructing the north half-street improvements, and New Village Homes will be constructing improvements to the south half-street improvements.

The community will also include large landscaped areas along Greenfield Rd., which will continue the theme of relatively wide landscape buffers and an open feel along the arterial street.

Community amenities will include a centrally located pool and playground area immediately adjacent to a large landscaped open space area.

Specific Neighbor Questions and Comments

- Mr. Tidwell asked about planned utility improvements in Superstition Drive. Bob Speirs responded that it was very likely utilities will be installed in the Superstition right-of-way, depending on final engineering design.
- Ms. Brice, who lives in one of the residences immediately east of the site, commented that she was not pleased with the proposed number of homes and was concerned about privacy, noise and potential crime associated with more homeowners in the area. Reed Porter stated that New Village Homes would agree to limit the homes along the eastern boundary to single-story, and reiterated New Village Homes has designed buffers along the perimeter so the proposed new homes would not back up to the property line. He also said New Village Homes would work with Ms. Brice on the type of fencing and tree selection to try and alleviate her concerns.
- The other attendees attended primarily to find out what was proposed on the subject property. There was general conversation about Superstition paving and utility improvements and the proposed homes, but no specific concerns or comments.